

Direction: CITY1464.DSS

Vice Chairperson Brown called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, November 23, 2015, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

Roll Call: Andersen, Brown, Crowley, Hatfield, Southworth.....Present
Costa, Erickson.....Absent

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of November 9, 2015

Vice Chairperson Brown asked for any comments or modifications to the November 9, 2015 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Southworth, the Plan and Zoning Commission approve the minutes of the November 9, 2015 meeting.

Vote: Andersen, Brown, Crowley, Hatfield, Southworth.....Yes
Costa, Erickson.....Absent
Motion carried.

Item 2 – Public Hearings

Tallyn’s Reach, NW corner of S. 88th Street and Sugar Creek Drive – Amend the Comprehensive Plan Land Use Map to change approximately 14.6 acres from Medium Density and High Density Residential to Single Family Residential, approximately 12.6 acres from High Density to Medium Density Residential, and approximately 15.4 acres from Neighborhood Commercial to Medium Density Residential, and reclassify portions of Harper Lane and S. 92nd Street from Minor Collector to Local Street, and amend the Tallyn’s Reach Planned Unit Development (PUD) to modify regulations to accommodate development of 250 townhomes and rowhouses and 60 single family homes – Miller Land Partnership – CPA-002830-2015/ZC-002831-2015

Staff provided a memo at the dais outlining the recently proposed ordinance language for the Tallyn’s Reach PUD.

Vice Chairperson Brown opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on November 13, 2015.

Vice Chairperson Brown asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Andersen, seconded by Commissioner Crowley, the Plan and Zoning Commission accept and make a part of the record all testimony and all other documents received at this public hearing.

Vote: Andersen, Brown, Crowley, Hatfield, Southworth.....Yes
Costa, Erickson.....Absent
Motion carried.

Josh Trygstad, Civil Design Advantage, 3405 SE Crossroad Drive, Grimes, requested approval for an amendment to the Tallyn's Reach Planned Unit Development to amend the land uses between S. 88th Street to S. 92 Street and from Sugar Creek Drive to Stagecoach Drive. He continued that the request would transfer a portion of the medium and high density designations to single family residential, and the neighborhood commercial designation to medium density residential. Also, as part of the Comprehensive Plan Amendment, it was requested that S. 92nd Street and Harbor Lane be reclassified from minor collectors to local streets. Mr. Trygstad commented that the Development and Planning Subcommittee was in favor of this request when presented at their last meeting. He provided a detailed map of the area and continued that there was agreement with the revised ordinance as written and outlined in the memo provided to the Commission.

Attendance was retaken at 5:34 pm with the arrival of Commissioner Costa.

Roll Call: Andersen, Brown, Costa, Crowley, Hatfield, Southworth.....Present
Erickson.....Absent

Case Planner Munford stated that this was a down zoning for a large portion of the property within the Tallyn's Reach PUD. He referred to the memo provided to the Commissioners indicating that staff had concerns with the separation of the outdoor areas, i.e. patios and decks. It was decided that it would be more appropriate to measure from the actual property line rather than the building as the result would guarantee a minimum of at least 10 ft of space between decks and patios. This change has now been reflected in the revised ordinance language.

Renderings of the project were available, but will be provided during the Site Plan approval process.

Vice Chairperson Brown asked if anyone from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

COMPREHENSIVE PLAN AMENDMENT

Moved by Commissioner Crowley, seconded by Commissioner Andersen, the Plan and Zoning Commission approve a resolution recommending City Council approve an amendment to the Comprehensive Plan Land Use Map to change approximately 14.62 acres from Medium Density and High Density Residential to Single Family Residential, change approximately 12.63 acres from High Density to Medium Density Residential, change approximately 15.39 acres from Neighborhood Commercial to Medium Density Residential, and reclassify portions of Harper Lane and S. 92nd Street from a Minor Collector to a Local street classification, subject to the applicant meeting all City Code requirements.

Vote: Andersen, Brown, Costa, Crowley, Hatfield, Southworth.....Yes
Erickson.....Absent
Motion carried.

PUD AMENDMENT

Moved by Commissioner Costa, seconded by Commissioner Hatfield, the Plan and Zoning Commission approve a resolution recommending City Council approve an amendment to the Tallyn's Reach Planned Unit Development (PUD) to add ground into the PUD and modify regulations to accommodate development of 250 townhomes and rowhouses and 60 single family homes, subject to the applicant meeting all City Code requirements.

PLAN AND ZONING COMMISSION MEETING

November 23, 2015

Vote: Andersen, Brown, Costa, Crowley, Hatfield, Southworth.....Yes
Erickson.....Absent
Motion carried.

Item 3 – Old Business

There were no Old Business items on the agenda.

Item 4 – New Business

There were no New Business Items on the agenda.

Item 5 – Staff Reports

There were no staff reports.

Item 6 - Adjournment

Vice Chairperson Brown asked for a motion to adjourn the meeting.

Moved by Commissioner Andersen, seconded by Commissioner Hatfield to adjourn the meeting.

Vote: Andersen, Brown, Costa, Crowley, Hatfield, Southworth.....Yes
Erickson.....Absent
Motion carried.

The meeting adjourned at 6:05 p.m.

Michele Brown, Vice Chairperson
Plan & Zoning Commission

Kimberly Taylor, Recording Secretary